

State of California
M e m o r a n d u m

Business, Transportation, and Housing Agency

To: All Interested Parties

Date: June 12, 2008

From: Tanya Madrid
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF FINANCIAL ASSISTANCE

Subject: June 19-20, 2008 Local Assistance Loan and Grant Committee Meeting

The Department of Housing and Community Development has scheduled a meeting of the Local Assistance Loan and Grant Committee for 9:00 a.m. at the Ronald Reagan State Building, Main Auditorium First floor, 300 South Spring Street, Los Angeles, California 90013.

The meeting may be attended by teleconference pursuant to Government Code Section 11123 at the Headquarters Building of the Department, 1800 Third Street, Sacramento, CA 95811, Room 435 (Legal Affairs Conference Room).

The purpose of the meeting:

Local Assistance Loan and Grant Committee members discuss and vote on the Program Action Items presented and recommended for funding by Department of Housing and Community Development staff.

Call to Order

Roll Call

Minutes: Approval of the May 16, 2008 Loan and Grant Committee Meeting Minutes

- I. Abstentions
- II. Public Comment
- III. Multiple HCD Programs
- IV. Infill Infrastructure Grant Program
- V. TOD Housing Program
- VI. Multifamily Housing Program
- VII. Emergency Housing and Assistance Program
- VIII. Public Comment
- IX. Discussion Session
- X. Committee Member Items
- XI. Announcements
- XII. Adjournment

Refer questions or requests for additional information to Tanya Madrid, Committee Secretary, prior to the Committee meeting at (916) 322-1560, or in writing to Tanya Madrid, California Department of Housing and Community Development, P.O. Box 952054, Sacramento, CA 94252-2054. The meeting agenda is available via the Housing and Community Development website at www.hcd.ca.gov/news/events.

The Local Assistance Loan and Grant Committee complies with the Americans with Disabilities Act (ADA) by ensuring that the facilities are accessible to persons with disabilities, and providing this notice and information given to the members of the committee in appropriate alternative formats when requested. If you need further assistance, including disability-related modifications or accommodations, you may contact the Local Assistance Loan and Grant Committee no later than five calendar days before the meeting at (916) 322-1560.

TDD is Telecommunications Device for the Deaf and is reachable only from phones equipped with a TDD Device. California Relay (Telephone) Service for the Deaf or Hearing-impaired: From TDD phones: 1-800-735-2929, or from voice phone: 1-800-735-2922.

State of California
Department of Housing and Community Development
Local Assistance Loan and Grant Committee
AGENDA
(www.hcd.ca.gov/news/events)
Thursday, June 19, 2008 and Friday, June 20, 2008
9:00 a.m.
Ronald Reagan Building
300 South Spring Street, Main Auditorium
Los Angeles, California 90013

ROLL CALL:

| | | |
|------------------------|------------------|----------------|
| Ralph Palmer, Chairman | Jay Stark | Dan Lopez |
| Margaret Schrand | Jack Farris | Jim Rathbone |
| Michael Carnes | Antonio Pizano | Carolyn Briggs |
| Ruth Schwartz | Elizabeth Stochl | |

MINUTES:

PAGES

Minutes of the May 16, 2008 Meeting

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I. ABSTENTIONS

II. PUBLIC COMMENT Please limit comments to three (3) minutes each.

III. Applications Requesting Funding from Multiple HCD Programs

Multifamily Housing Program, Infill Infrastructure Grant Program and TOD Housing Program
Action Items

Requests for New Proposition 1C Loans and Grants from multiple programs.
Staff recommends approval of awards for the following applications, in the amounts specified in items IV, V and VI. For those awards shown in items IV and V under the "Scenario B" column heading, the recommendation and amount is subject to an additional appropriation by the Legislature, above and beyond the current appropriation. In these cases, the amounts shown in the "Scenario B" column reflect the current version of the legislation; the ultimate amounts may vary, if this legislation is amended.

| | |
|--------------------------------------|---------------------------------|
| <u>Project Name</u> | <u>Program (Action Item #)</u> |
| St. Joseph's Senior Apartments | Infill (IV.QIP.17), MHP (VI.A) |
| Tassafaronga Village | Infill (IV.QIP.2), MHP (VI.F) |
| Gleason Park | Infill (IV.QIP.1), MHP (VI.E) |
| MacArthur Transit Village | Infill (IV.QIA.6), TOD (V.T.2) |
| Grand Avenue | Infill (IV.QIA.12), TOD (V.T.1) |
| The Railyards | Infill (IV.QIA.5), TOD (V.T.3) |
| San Leandro Crossings | Infill (IV.QIA.4), TOD (V.T.4) |
| Commercial & 22 nd Street | Infill (IV.QIA.3), TOD (V.T.11) |
| Chinatown Blossom Plaza | Infill (IV.QIP.3), TOD (V.T.16) |

IV. Infill Infrastructure Grant Program

Action Items (See Attachment A)

Requests for New Proposition 1C Grants

Staff recommends approval of awards for the applications listed in Attachment A in the amounts specified. For those award amounts shown under the “Scenario B” column heading, the recommendation and amount is subject to an additional appropriation by the Legislature, above and beyond the current appropriation. In these cases, the amounts shown in the “Scenario B” column reflect the current version of the legislation; the ultimate amounts may vary, if this legislation is amended.

V. TOD Housing Program

Action Items (See Attachment B)

Requests for New Proposition 1C Loans and Grants

Staff recommends approval of awards for the applications listed in Attachment B in the amounts specified. For those award amounts shown under the “Scenario B” column heading, the recommendation and amount is subject to an additional appropriation by the Legislature, above and beyond the current appropriation. In these cases, the amounts shown in the “Scenario B” column reflect the current version of the legislation; the ultimate amounts may vary, if this legislation is amended.

VI. Multifamily Housing Program

General Component

Action Items

Requests for New Proposition 1C Loans

| | | |
|----|--|---------------|
| A. | BRIDGE Housing Corporation St. Joseph’s Senior Apartments Oakland, Alameda County | (\$7,088,603) |
| B. | Affordable Housing Associates Fairmount Apartments Oakland, Alameda County | (\$2,306,485) |
| C. | Resources for Community Development Los Medanos Village Pittsburg, Contra Costa County | (\$5,756,194) |
| D. | Neighborhood Partners, LLC. Rochdale Grange Community Woodland, Yolo County | (\$2,950,627) |
| E. | Mercy Housing California Gleason Park Apartments Stockton, San Joaquin County | (\$7,206,955) |

- F. Housing Authority of the City of Oakland
Tassafaronga Village
Oakland, Alameda County (\$10,000,000)
- G. Columbus Preservation L.P.
Columbus Square Apartments
North Hills, Los Angeles County (\$2,850,000)
- H. Beyond Shelter Housing Development Corporation
Slauson Station Apartments
Los Angeles, Los Angeles County (\$2,629,300)
- I. The Related Companies of California, LLC.
Lincoln Anaheim Phase II
Anaheim, Orange County (\$6,679,388)
- J. Hollywood Community Housing Corporation
Hollywood Bungalow Courts
Hollywood, Los Angeles County (\$3,166,550)
- K. Corporation for Better Housing
Poplar Street Apartments
Loma Linda, San Bernadino County (\$3,240,843)

VII. Emergency Housing and Assistance Program

Capital Development Component

Action Items

Requests for New Proposition 46 Loans

- A. The Salvation Army
Santa Fe Springs New Long-Term
Transitional Housing Program
Santa Fe Springs, Los Angeles County (\$1,000,000)
- B. Catholic Charities of the Diocese of Santa Rosa
Rainbow House / HomeBase
Napa, Napa County (\$945,355)
- C. City of Ontario (Mercy House of Transitional
Living Centers)
Mercy House Intake Center
Ontario, San Bernadino County (\$1,000,000)
- D. Century Villages at Cabrillo, Inc.
Family Shelter I Emergency Shelter
Long Beach, Los Angeles County (\$1,000,000)

| | | |
|---------------------|---|---------------|
| E. | Weingart Center Association Weingart Center Association Transitional Housing Los Angeles, Los Angeles County | (\$843,244) |
| F. | Catholic Charities of Los Angeles, Inc. Family Shelter Project II Long Beach, Los Angeles County | (\$1,000,000) |
| G. | Yolo Wayfarer Center Family Transitional Housing Woodland, Yolo County | (\$999,818) |
| H. | Center for Community Solutions Hidden Valley House Emergency Shelter Escondido, San Diego County | (\$654,776) |
| Item Removed | | |
| I. | Homeless Services Center Page Smith Community House Transitional Housing Santa Cruz, Santa Cruz County | (\$986,047) |
| J. | Marin Abused Women's Services Marin Abused Women's Services, Second Step Transitional Housing San Rafael, Marin County | (\$997,150) |
| K. | Central City Hospitality House Shelter Support Services for Housing Program San Francisco, San Francisco County | (\$1,000,000) |
| L. | CLARE Foundation, Inc. Women's Recovery Center Santa Monica, Los Angeles County | (\$1,000,000) |
| M. | San Joaquin AIDS Foundation Transitional Housing Stockton, San Joaquin County | (\$875,000) |
| N. | Valley Restart Shelter Valley Restart Emergency Shelter Hemet, Riverside County | (\$1,000,000) |

VIII. PUBLIC COMMENT Please limit comments to three (3) minutes each.

IX. DISCUSSION ITEM

X. COMMITTEE MEMBER ITEMS

XI. ANNOUNCEMENTS

XII. ADJOURNMENT

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INFILL INFRASTRUCTURE GRANT PROGRAM (Attachment A)

| Action Item | Development Name | Applicant | City | County | Scenario A Award Amount | Scenario B Award Amount |
|-------------|---|--|------------------|---------------|-------------------------|-------------------------|
| IV.QIP.1 | Gleason Park | City of Stockton & Mercy Housing | Stockton | San Joaquin | \$1,482,285 | |
| IV.QIP.2 | Tassafaronga Village | Oakland Housing Authority | Oakland | Alameda | \$6,119,522 | |
| IV.QIP.3 | China Town Blossom Plaza | China Town Blossom Plaza, LLC | Los Angeles | Los Angeles | \$10,114,080 | |
| IV.QIP.4 | Villa Siena Apartments | Housing Alternatives Incorporated | Porterville | Tulare | \$2,379,944 | |
| IV.QIP.5 | 6th & Oak Senior Homes | Affordable Housing Associates | Oakland | Alameda | \$2,000,000 | |
| IV.QIP.6 | Penninsula Station | Mid-Peninsula Housing Coalition & City and RDA of San Mateo | San Mateo | San Mateo | \$3,992,960 | |
| IV.QIP.7 | Salinas Gateway Apartments | First Community Housing | Salinas | Monterey | \$1,500,000 | |
| IV.QIP.8 | Geary Boulevard Senior Living and Health Center | BRIDGE Housing & City and County of San Francisco | San Francisco | San Francisco | \$3,244,650 | |
| IV.QIP.9 | Fourth Street Apartments | First Community Housing | San Jose | Santa Clara | \$1,513,561 | |
| IV.QIP.10 | Kings Beach Housing Now | Placer County Redevelopment Agency | Kings Beach | Placer | \$3,314,400 | |
| IV.QIP.11 | Rosewood Gardens | L.A. Housing Partnership Incorporated | Los Angeles | Los Angeles | \$1,985,272 | |
| IV.QIP.12 | Ocean Breeze Apartments | Simpson Housing & LINC Housing | Santa Monica | Los Angeles | \$997,120 | |
| IV.QIP.13 | SEASONS at Compton | LINC Housing | Compton | Los Angeles | \$3,169,934 | |
| IV.QIP.14 | Plaza Amistad | Cabrillo Economic Development Corporation | Santa Paula | Ventura | \$4,106,000 | |
| IV.QIP.15 | 3rd & Woods Family | National CORE | East Los Angeles | Los Angeles | \$2,695,000 | |
| IV.QIP.16 | 105th Normandie Senior Housing | National CORE | Los Angeles | Los Angeles | \$1,780,000 | |
| IV.QIP.17 | Saint Josephs Senior Apartments and Affordable Home Ownership | BRIDGE Housing | Oakland | Alameda | | \$3,189,280 |
| IV.QIP.18 | Perris Station Apartments | Perris Housing Investors, LP | Perris | Riverside | | \$3,843,360 |
| IV.QIP.19 | Westside II | Cloudbreak Inglewood LLC | Inglewood | Los Angeles | | \$7,500,000 |
| IV.QIP.20 | Andalucia Heights | AMCAL | Los Angeles | Los Angeles | | \$4,327,000 |
| IV.QIP.21 | Gangi Development-Senior | City of San Fernando | San Fernando | Los Angeles | | \$3,560,000 |
| IV.QIP.22 | Boyle Hotel Apartments | East L.A. Community Corporation | Los Angeles | Los Angeles | | \$1,000,000 |
| IV.QIP.23 | Glassell Park | L.A. Community Design Center | Los Angeles | Los Angeles | | \$2,604,360 |
| IV.QIP.24 | Las Margaritas | East L.A. Community Corporation | Los Angeles | Los Angeles | | \$911,040 |
| IV.QIP.25 | Mobile Haven Senior Apartments | National CORE | Escondido | San Diego | | \$650,959 |
| IV.QIP.26 | Belovida at Newbury Park | Core Affordable Housing | San Jose | Santa Clara | | \$3,123,330 |
| IV.QIP.27 | 3rd Street Development | Global Premier Development & Foundation for Affordable Housing | San Jose | Santa Clara | | \$1,688,000 |
| IV.QIP.28 | Kings Crossing | Charities Housing Development Corporation & City of San Jose | San Jose | Santa Clara | | \$4,495,840 |
| IV.QIP.29 | 7555 Mission Street | Penninsula Habitat for Humanity | Daly City | San Mateo | | \$1,756,800 |
| IV.QIP.30 | Broadway Lofts | 1901 Broadway MRES, LLC & KOAR Development Group, LLC | Sacramento | Sacramento | | \$4,406,480 |
| IV.QIP.31 | Windsor Redwoods | Town of Windsor Redevelopment & Burbank Housing | Windsor | Sonoma | | \$2,519,409 |
| IV.QIP.32 | Del Norte Point Apartments | TELACU Homes | Crescent City | Del Norte | | \$2,035,650 |
| IV.QIP.33 | Magnolia Court | Affirmed Housing Group | Manteca | San Joaquin | | \$1,788,800 |
| IV.QIA.1 | Fancher Creek Housing | Fancher Creek Properties | Fresno | Fresno | \$20,137,771 | \$20,961,940 |
| IV.QIA.2 | Triangle Development Area | City of West Sacramento | West Sacramento | Yolo | \$16,650,118 | \$23,081,360 |
| IV.QIA.3 | Commercial & 22nd Street Mixed Use Project | COMM 22, LLC | San Diego | San Diego | \$12,660,480 | \$9,680,534 |
| IV.QIA.4 | San Leandro Crossings | City of San Leandro | San Leandro | Alameda | \$12,460,120 | |
| IV.QIA.5 | The Railyards | Thomas Enterprises | Sacramento | Sacramento | \$30,000,000 | |
| IV.QIA.6 | MacArthur Transit Village | City of Oakland Redevelopment Agency | Oakland | Alameda | \$17,300,383 | |
| IV.QIA.7 | Central Business District/Uptown | City of Oakland Redevelopment Agency | Oakland | Alameda | \$9,903,000 | |
| IV.QIA.8 | Palmdale Transit Village | City of Palmdale | Palmdale | Los Angeles | \$9,950,400 | |
| IV.QIA.9 | Figueroa Corridor | CRA-LA | Los Angeles | Los Angeles | \$30,000,000 | |
| IV.QIA.10 | El Monte Transit Village | City of El Monte/El Monte CRA | El Monte | Los Angeles | \$26,543,000 | |
| IV.QIA.11 | Citronica | Lemon Grove Community Development Agency | Lemon Grove | San Diego | \$4,000,000 | \$4,800,000 |
| IV.QIA.12 | The Grand | County of Los Angeles (JPA) | Los Angeles | Los Angeles | | \$26,424,227 |
| IV.QIA.13 | Township 9 | City of Sacramento | Sacramento | Sacramento | | \$19,100,000 |

TOD HOUSING PROGRAM (Attachment B)

| Action Item | Development Name | Applicant | City | County | Scenario A Award Amount | Scenario B Award Amount |
|-------------|--|---|---------------|---------------|-------------------------|-------------------------|
| V.T.1 | Grand Avenue | Related Company | Los Angeles | Los Angeles | \$9,599,102 | |
| V.T.2 | MacArthur BART | City of Oakland & BRIDGE | Oakland | Alameda | \$17,000,000 | |
| V.T.3 | The Railyards | City of Sacramento & Thomas Enterprises | Sacramento | Sacramento | \$17,000,000 | |
| V.T.4 | San Leandro Crossings | City of San Leandro & BRIDGE | San Leandro | Alameda | \$12,000,000 | |
| V.T.5 | Ten-Fifty B | City of San Diego & Affirmed Housing | San Diego | San Diego | \$4,002,240 | |
| V.T.6 | Rosslyn Lofts | Amerland | Los Angeles | Los Angeles | \$6,900,000 | |
| V.T.7 | MacArthur Park "A" | City of L.A & McCormack Baron and Salazar | Los Angeles | Los Angeles | \$9,293,755 | |
| V.T.8 | MacArthur Park "B" | City of L.A & McCormack Baron and Salazar | Los Angeles | Los Angeles | \$7,705,055 | |
| V.T.9 | Trestle Glen | BRIDGE | Colma | San Mateo | \$993,789 | |
| V.T.10 | Bonnie Brae | American Communities | Los Angeles | Los Angeles | \$4,633,933 | |
| V.T.11 | Commercial & 22nd Street Mixed Use Project | COMM 22, LLC | San Diego | San Diego | \$5,872,126 | \$17,000,000 |
| V.T.12 | Coliseum BART | City of Oakland/Related Co. & EBALDC | Oakland | Alameda | | \$8,485,000 |
| V.T.13 | Lion Creek Crossing | City of Oakland/Related Co. & EBALDC | Oakland | Alameda | | \$7,527,592 |
| V.T.14 | Union City Intermodal | Union City & Barry Swenson | Union City | Alameda | | \$9,382,216 |
| V.T.15 | Armstrong Senior | BRIDGE | San Francisco | San Francisco | | \$7,361,403 |
| V.T.16 | Chinatown Blossom Plaza | City of Los Angeles & Bond Companies | Los Angeles | Los Angeles | | \$6,115,915 |